



Agenda Item Number: 2005-5-5C

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 24, 2005

Department: Fleet/Facilities Management **Staff Contacts:** Tim West, Deputy County Manager for Public Works
Tom Zdunek, Department Director

TITLE: Heating, Ventilation and Air Conditioning (HVAC) and Security

ACTION: Motion to approve the expenditure to Johnson Controls, Inc. in excess of \$100,000 for HVAC and Security for the Steve Schiff Building and the County Courthouse.

SUMMARY:

Pursuant to Resolution AR 15-2005, contracts exceeding \$100,000 require Board approval. Bernalillo County's Fleet and Facilities Management Department (FFM) utilizes Johnson Controls, Inc. (JCI) to maintain, service and repair all heating, ventilation, and air conditioning equipment at the Steve Schiff Building and at the Bernalillo County Courthouse. JCI also maintains and repairs all fire, access systems, and duress systems in these buildings. Due to extensive work that has been required in the HVAC and security areas it has become necessary to approve expenditures to JCI in excess of \$100,000. The control software for all of these systems is proprietary to JCI.

The FFM Department is currently utilizing an existing Federal (GSA) contract with JCI for its services. Software upgrades to the HVAC system (Metasys) and the security system (Pegasys) are recommended to enable the telemetry systems to alert operations staff, 24 hours per day and 7 days per week, to certain malfunctions as they occur. Staff can then take immediate action to repair the fault and potentially reduce the cost of repairs. Board approval is requested to increase Purchase Order E04010559 to JCI by \$60,000 for a total amount of \$150,500.

FISCAL IMPACT

Building Repairs	BC01-560100-30FM	\$60,000
Purchase order will be increased from \$90,500 to \$150,500.		

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

County staff has been working closely with the District Court Judges and Administration to address security issues. The proposed software upgrade will provide added security to this building to assure that it is safe during non-occupied times. I recommend Board approval.
TL 5/18/05

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

The installation of the telemetry system will alarm system components for malfunction and inform Operations staff via electronic and telephony communications of the status of those system components as they may occur. Immediate notice will enable staff to respond in a timely manner to make repairs and reduce the risk of substantive property damage. The existing proprietary system will be upgraded with supplemental software integrated with telemetry hardware to enable a fully functional 24 hour/day telemetry system that may be interfaced with offsite. I recommend approval. TW 5/12/05

LEGAL

Legal approval not necessary. Deborah S. Seligman 5/10/05

FINANCE

Budget	Approval will allow the County to increase the purchase order for Johnson Controls, Inc. to maintain, service and repair all heating, ventilation, and air conditioning equipment at the Steve Schiff and the Bernalillo County Courthouse Buildings. Funding is budgeted and available in the contractual services line item BC01 560100 30FM for this purchase order increase. Priscilla L. Gutierrez, Budget Analyst Sr. 5/5/05
Purchasing	Proper procedures have been followed in utilizing an existing GSA contract and in the process of increasing a Purchase Order in excess of \$100,000. R. Suazo, Purchasing Administrator 5/9/05
Contracts	No comment required. R. Suazo, Purchasing Administrator 5/9/05
Risk Management	No comment required. David Baca, Risk Management 5/4/05